

As identified in the *Brookline Comprehensive Plan 2005-2015*, "new commercial development is a powerful resource for allowing the Town to maintain and improve its public services and facilities." Commercial developments are taxed at a higher rate than residential development, and commercial developments generally require fewer services than residential developments. New mixed-use and commercial development are encouraged at infill sites within our existing commercial districts as well as the Route Nine corridor (Boylston Street).

[Assessors Database](#)

Active Commercial Development Areas (last updated 3/17/10)

Boylston Street (Route 9) Corridor

10 Brookline Place now has favorable decisions from the Board of Appeals for an 18,000 square foot expansion of two of Brookline's largest employers, the Art Institute of New England and Dana Farber. It is anticipated that this development will be constructed in phases and closely coordinated with Village Square roadway improvements.

Children's Hospital, at 2-4 Brookline Place, recently received a favorable decision from the Massachusetts Environmental Policy Act (MEPA) Office. It is estimated that construction will be complete 2013-2014.

A request to extend the Special Permits for 111 Boylston Street, known as the Red Cab Site, has recently been withdrawn. These Special Permits will expire on April 15, 2010.

Cleveland Circle Area

With the Circle Cinema site for sale at Cleveland Circle and the recent work completed by the Urban Land Institute, the Town of Brookline continues to work with property owners, residents, and potential appropriate redevelopment opportunities in this commercial area.